

APPENDIX B

BLIGHT METHODOLOGY AND TERMINOLOGY



MEMORANDUM

To: Dan Vanderpriem and Jim Burns
From: Marisol Wauters, LEED AP and Kathryn Gillespie, AICP
Date: January 7, 2010
Subject: 3D Visions City of Colusa Field Survey Methodology

For the Colusa Blight Survey, 3D Visions surveyed 942 parcels. Dan Vanderpriem and Jim Burns later surveyed 207 parcels. The 3DV field survey took place August 23 - 26, 2010. Surveying was conducted either from within a vehicle, or on foot while standing in the public right of way (sidewalk). The survey was conducted using table PCs to record data in the field using a customized survey form (shown on Page 2-5). The computers used were convertible laptops from Fujitsu (model 2010T, 4020T, or 5010T).

3D Visions used GIS-based tools to organize and standardize data collection. Data was entered directly into the database using the GIS software *ArcPad 8* from ESRI. The GIS tools were based on street and parcel layers, projected at NAD83, California State Plane II in US feet. Information from the city's GIS parcel layer was joined with data from the County's Assessor Office. Parcel outlines were overlaid over orthophotos, and for each parcel, surveyors were able to pull up and verify Assessor information already inputted into the survey form. Assessor records included the following types of information: parcel number, Owner name, assessor's land use category, and assessor's property values for land and buildings.

At the end of each workday, records from surveyed parcels were transferred to one computer for review and combining into a "daily" set. The collection was reviewed for overlaps and missed parcels, and the daily progress files were archived and mapped. The GIS file of remaining parcels to survey, as well as the combined file of completed parcels, was uploaded back onto the laptops for the following day's work.

The survey team is experienced in evaluating properties. All three of the surveyors have master's degrees in Urban Planning, and Kathryn (Kate) Gillespie and Andrew Yan served as lead surveyors. Kate Gillespie has more than three decades of experience in evaluating physical properties and has worked on 18 redevelopment studies totaling more than 80,000 properties.

Andrew Yan has worked on 12 redevelopment studies that totaled more than 20,000 properties. The Colusa survey was the third redevelopment survey Marisol Wauters had worked on. Prior to starting the field survey, the team reviewed the rating criteria, and synchronized their understanding of the evaluation criteria by practicing together in the field on several parcels to ensure consistent ratings and a uniform understanding of the criteria.

The team collected field data using a form with 88 potential data fields. The survey form is based on the definitions of blight contained in the California Redevelopment Law, Health and Safety Code, Article 3, Section 33031. The criteria fell into seven categories: Site and Land Use Info, ROW (Right of Way), Parcel, Yard, Building Conditions, Architectural Conditions, and Overall Condition Summary. In addition, the team took photographs of select representative buildings and recorded photo numbers for parcels. Along with GIS data, digital photo files were archived on a daily basis. Screen shots of the survey form used and descriptions of the blight criteria used in the 33031 data analysis tables follows.

Colusa Survey Form – Page 1 – Site and Land Use Information

The screenshot shows a software window titled "August Colusa Survey" with a tabbed interface. The active tab is "1-Info". The form contains the following fields:

- APN: [Text input]
- Zoning: [Text input]
- Area: [Text input]
- NewAddress: [Text input]
- Street: [Text input]
- Situs Number: [Text input]
- Owner: [Text input]
- Total Units: [Text input]
- BusUnits: [Text input, value: 0]
- Dwelling: [Text input]
- Vacant Units: [Text input]
- # Stories: [Text input]
- Built Era: [Dropdown menu]
- LU: [Text input]
- Ground L U: [Dropdown menu]
- New Land Use: [Dropdown menu]
- Secondary Land Use: [Dropdown menu]
- SPECIAL LAND USE 1: [Dropdown menu]
- SPECIAL LAND USE 2: [Dropdown menu]
- Date/Time: [Text input, value: / /2010]
- Surveyor: [Text input]

At the bottom left of the window are "ok" and "X" buttons.

Information in the gray shaded boxes (i.e. APN, Owner, Lot Area SF, Address, Units, and Land Use) comes from the Assessor data files when present. The drop down boxes contain multiple selection options. Information in white-colored boxes was entered or corrected in the field.

Colusa Survey Form – Page 2 – ROW (Right of Way) Conditions

August Colusa Survey

1-Info 2-ROW 3-Parcel 4-Yard 5-Building Cond. 6-Arch

No Sidewalk	<input type="checkbox"/>	Unused railroad tracks	<input type="checkbox"/>
Sidewalk Need Repair	<input type="checkbox"/>	Semis parked on street	<input type="checkbox"/>
No Curb or Gutter	<input type="checkbox"/>	Illegal parking in ROW	<input type="checkbox"/>
Repair Curb	<input type="checkbox"/>	Street camping	<input type="checkbox"/>
Street Needs Repair	<input type="checkbox"/>		
Street needs repavement	<input type="checkbox"/>		
Street lacks pavement	<input type="checkbox"/>		

ok X

Colusa Survey Form – Page 3 – Parcel Information

August Colusa Survey

1-Info 2-ROW 3-Parcel 4-Yard 5-Building Cond. 6-Arch

Sliver, Flag, Landlocked	<input type="checkbox"/>	Needs Replat	<input type="checkbox"/>
Obstructed View	<input type="checkbox"/>	Poor Site Access	<input type="checkbox"/>
Underutilized	<input type="checkbox"/>	Unimproved	<input type="checkbox"/>
Vacant Lot	<input type="checkbox"/>	Vacant Bldg	<input type="checkbox"/>
For Sale	<input type="checkbox"/>	Foreclosure	<input type="checkbox"/>
For Rent	<input type="checkbox"/>	Non-Conforming Sign	<input type="checkbox"/>
Check Haz Mats	<input type="checkbox"/>	Haz Mat Sign	<input type="checkbox"/>
		Home-Based Business (Low Impact)	<input type="checkbox"/>
Incompatible Land Use	<input type="checkbox"/>	Commercial Operation in Residential	<input type="checkbox"/>

ok X

Colusa Survey Form – Page 4 – Yard Conditions

Condition	Checkbox	Condition	Checkbox
Abandoned Car(s)	<input type="checkbox"/>	Excess Vehicles	<input type="checkbox"/>
Parking Area Unpaved	<input type="checkbox"/>	Parking in the front yard	<input type="checkbox"/>
Trailers as Housing	<input type="checkbox"/>	Overcrowding-residential	<input type="checkbox"/>
Graffiti	<input type="checkbox"/>	Weeds	<input type="checkbox"/>
Exposed dirt or dust	<input type="checkbox"/>	Poor Drainage	<input type="checkbox"/>
Litter	<input type="checkbox"/>	Debris	<input type="checkbox"/>
Dumping	<input type="checkbox"/>	Open Storage	<input type="checkbox"/>
Homeless	<input type="checkbox"/>		

Although nuisances are not called out by section 33031, another section of the redevelopment law (33070) states: “(a) Hazardous, congested, and insanitary housing debilitates occupants' health to the point of impairing motivation and achievement.” These conditions discourage investment and

Colusa Survey Form – Page 5 – Building Conditions

Condition	Checkbox	Condition	Checkbox
Garage Conversion	<input type="checkbox"/>	Security Bars	<input type="checkbox"/>
Boarded Door	<input type="checkbox"/>	Boarded Window	<input type="checkbox"/>
Defective Windows	<input type="checkbox"/>	Inadequate Light and Air	<input type="checkbox"/>
Mold or Mildew	<input type="checkbox"/>	Dry Rot	<input type="checkbox"/>
Substandard Materials	<input type="checkbox"/>	Substandard Construction	<input type="checkbox"/>
Defective Siding	<input type="checkbox"/>	Needs Repainting	<input type="checkbox"/>
Seismic Issues-look at Structural	<input type="checkbox"/>	UMB-look at Seismic	<input type="checkbox"/>
Inadequate Columns-consider Structural	<input type="checkbox"/>	Structural Issues	<input type="checkbox"/>
Roof needs Repair	<input type="checkbox"/>	Roof Needs Replacement	<input type="checkbox"/>
Chimney needs Repair	<input type="checkbox"/>	Unsafe Wiring	<input type="checkbox"/>
Unsafe Bldg Access	<input type="checkbox"/>	Historic Potential	<input type="checkbox"/>

Colusa Survey Form - Page 6 - Architectural Features

August Colusa Survey

2-ROW | 3-Parcel | 4-Yard | 5-Building Cond. | 6-Arch | 7-Summary

Architectural Style

Cladding

Construction Type

RoofType

Architectural Feature

Architectural Comments

ok X

Colusa Survey Form - Page 7 - Overall Condition Information

August Colusa Survey

3-Parcel | 4-Yard | 5-Building Cond. | 6-Arch | 7-Summary

Code Inspection

Overall Condition

Photo Number(s)

Major Businesses

Comments

ok X

City of Colusa Redevelopment Project Blight Criteria

Criteria	Description
Physical Blight, 33031.(a)(1) Unsafe or Unhealthy Buildings	
<i>Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions may be caused by serious building code violations, serious dilapidation and deterioration caused by long-term neglect, construction that is vulnerable to serious damage from seismic or geologic hazards, and faulty or inadequate water or sewer utilities.</i>	
Code Inspection Needed	Noted when surveyor thinks a code inspection is needed in the following areas: Health (ex: living conditions that could pose health risk; food prepared and served on site at site that is unlikely licensed), Building (ex: unstable structure that poses risk of collapse; unsafe stairs, construction w/o a permit), Fire (ex: easy egress blocked or easily flammable stacked items)
Overall Condition: Deteriorated	Deteriorated properties exhibits signs of wear and substandard conditions. In addition to the criteria listed under 33031 (a)(1), properties may also be noted with at least three of the following conditions: repainting needed, defective single pane windows, roof needs repair or replacement. Several nuisance conditions (graffiti, exposed dirt, weeds, litter) might also be present. The composite count of defects would usually result in needing major renovation work.
Overall Condition: Dilapidated	Dilapidated parcels represent the more extreme version of deteriorated parcels where repair costs approach replacement costs of the building. In addition to building defects, there must be a minimum of one structural condition noted on the survey form or are indicated as seismically unsafe in the Comments section. Many properties are underutilized or abandoned.
Unreinforced Masonry Building (UMB)	UMB is noted when the surveyor believed the structure to be unreinforced masonry with insufficient retrofits. Such buildings are likely to be vulnerable to severe damage or collapse during or after an earthquake.

Seismically Unsafe	Seismically unsafe refers to properties with any of the following conditions: broken or no foundation, soft story structure, UMB building, structural defects where building is dangerously out of plumb.
Security Bars on residential, motels/hotels, nursing homes, clubs/lodges and public assembly spaces	Security bars are noted when there are with no observable release latches on windows of residential, motels/hotels, nursing homes, clubs/lodges and public assembly spaces.
Unsafe Wiring	Unsafe wiring refers to dangling, low hanging, or hazardous wiring or outdated electrical systems that could pose a potential electrical risk.
Mold or Mildew	Mold or mildew observed on the building or roof, which poses a hazard to occupants and the structure of the building
Dry Rot	Dry rot refers to decaying or rotting wood, which could compromise the future integrity of the structure
Physical Blight, 33031.(a)(2) Limitations on Use	
<i>Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots. These conditions may be caused by buildings of substandard, defective, or obsolete design or construction given the present general plan, zoning, or other development standards.</i>	
Structural Issues	Structural Issues refers to instances where a building exhibits any of the following: leaning, bowing of horizontal members, undersized columns (pillars), incomplete roof, visible external structural members propping up the building, missing or deteriorated foundations, broken chimneys, poorly constructed additions (that may have been created without building permits), or precariously cantilevered balconies or stairs. There is a correlation between buildings with this notation and those marked for Code Inspection Needed.
Substandard Materials	Substandard Materials refers to materials that are prone to easy deterioration or do not match the quality of materials found on similar building types (ex: inadequate siding (T1-11), corrugated steel)
Substandard Construction	Substandard Construction refers to poorly constructed or inadequate building features (ex: columns, patches, additions).

Poor Site Access	Poor Site Access is noted when parcels are difficult to access due to irregular parcel configurations (ex: landlocked parcels, few curbcuts).
Poor Building Access	Poor Building Access refers to the presence of unsafe conditions related to building access (ex: defects in stair construction, lack of railing on stairs when more than 3 steps or around porch when higher than 3 feet)
Obsolete Buildings or Soft-story	Obsolete Buildings refer to buildings that are usually vacant where the market cannot support their use due to the construction, materials, or significant land use changes. Properties are usually vacant. Soft-story buildings are vulnerable in California due to their substandard performance in earthquakes.
Physical Blight, 33031.(a)(3) Incompatible Land Use	
Adjacent or nearby incompatible land uses that prevent the development of those parcels or other portions of the project area.	
Incompatible Land Use	Incompatible Land Use refers to instances where land uses on adjacent parcels are incompatible as neighbors. The best example is a residential use adjacent to an industrial use where residents are exposed to odors and noise. Land uses may also vary from zoning and pose conflicts with adjacent uses.
Comparison of New Land Use with General Plan Land Use for Surveyed Parcels (N=1,149)	Comparison of Land Use observed in the field or recorded by the Assessor with the General Plan designation for that parcel. When the Colusa General Plan did not allow the land use of the parcel, this criteria was checked.
Physical Blight, 33031.(a)(4) Irregular Parcels	
<i>The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given present general plan and zoning standards and present market conditions.</i>	
Vacant Lot	Vacant lot.
Vacant Building	Vacant Building observed as empty as seen through windows or vacancy/Notice of Eviction, Notice of Trustee's Sale sign. Other indications include: boarded windows and doors; vegetation that has grown over the

	entries, commercial retail that is dark and gated or padlocked during normal business hours (often combined with a lack of identifying signage); tall padlocked chain-link fence around a residential property that the City has condemned (often has City notices on the building or fence that say "This property closed to the public, no entry without permission"); presence of damage that is so severe that one would expect the building to be uninhabitable.
Underutilized Parcel	Underutilized Parcels are those where a building envelope is substantially less than one would expect compared with those allowed by zoning.
Sliver lots (<2,000 sf) under different ownership than adjacent parcels	Sliver lots are defined as less than 2,000 SF, which make them difficult to develop parcels. This also includes flag lot parcels and landlocked parcels.
Economic Blight, 33031.(b)(2) Hazardous Materials	
<i>Impaired property values, due in significant part, to hazardous wastes on property where the agency may be eligible to use its authority as specified in Article 12.5 (commencing with Section 33459)</i>	
Check for Hazardous Materials	Surveyor believes there may be hazardous materials on site due to the type of industry existent (ex: recycling or auto dismantling).
Hazardous Materials Sign	Hazardous Materials Sign is noted in the field by the surveyor.
Economic Blight, 33031.(b)(3) Vacancies	
<i>Abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings.</i>	
Vacant Lot	Vacant lot available for development.
Vacant Building	Vacant Building observed as empty as seen through windows or vacancy/Notice of Eviction, Notice of Trustee's Sale sign. Other indications include: boarded windows and doors; vegetation that has grown over the entries, commercial retail that is dark and gated or padlocked during normal business hours (often combined with a lack of identifying signage); tall padlocked chain-link fence around a residential property that the City has condemned (often has City notices on the building or fence that say "This property closed to the public, no

	entry without permission"); presence of damage that is so severe that one would expect the building to be uninhabitable.
Foreclosure/Bank-Owned	Foreclosure/Bank-Owned is evidenced by a sign stating Foreclosure or Bank-Owned or according to ownership information from Assessor records.
Economic Blight, 33031.(b)(4) Commercial Businesses	
<i>A serious lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions.</i>	
Grocery Stores - Large	Grocery Stores - Large (>25,000 SF) observed in the field or identified later with Google© map research.
Drug Stores	Drug Store or pharmacy observed in the field or identified later with Google© map research.
Banks	Banks or Credit Unions observed in the field or identified later with Google© map research.
Economic Blight, 33031.(b)(5) Residential Overcrowding	
<i>Serious residential overcrowding that has resulted in significant public health or safety problems. As used in this paragraph, "overcrowding" means exceeding the standard referenced in Article 5 (commencing with Section 32) of Chapter 1 of Title 25 of the California Code of Regulations.</i>	
Overcrowding at Residential Site	Residential Overcrowding is observed in the field in conjunction with excess vehicles and presence of open storage.
Excess Vehicles at Residential Site	Excess Vehicles refers to instances where vehicles spill out onto unpaved or non-designated parking areas.
Open Storage at Residential Site	Open Storage is noted when items meant to be used or stored inside are stored and piled outside of the residence often on porches, along the side of the house, or in the backyard.
Trailer as Housing	Trailer as Housing is noted when a trailer located on a residential site appears as a permanent dwelling unit as evidenced by utilization of cables or electrical services, permanent leveling blocks or steps, or observation of tenant.

Garage Conversion at Residential Site	Conversion of a garage into a residential unit that appears to be constructed using unpermitted construction techniques, which may pose a risk to the health and safety of the occupant.
Economic Blight, 33031.(b)(6) Alcohol and Adult Uses	
<i>An excess of bars, liquor stores, or adult-oriented businesses that has resulted in significant public health, safety, or welfare problems.</i>	
Liquor Store	Liquor Store or Mini mart selling alcohol observed in the field or identified later with Google© map research.
Bar	Bar (excluding restaurant & bar combination) observed in the field or identified later with Google© map research.
Adult Use	Adult Use (ex: strip club, adult video store) observed in the field or identified later with Google© map research.
Infrastructure	
No Sidewalk	No sidewalk exists in front of property.
Sidewalk in Need of Repair	Sidewalk on parcel is severely cracked or buckling resulting in a level change greater than 1/4 inch (ADA standard).
No Curb or Gutter	No curb or gutter exists in front of property.
Street Needs Repair	Street Needs Repair is noted when there are isolated incidences of street repair (ex: potholes, pavement cracks) along a block.
Street Needs Repavement	Street Needs Repavement refers to the street condition being beyond repair or patching and requires entire block to be repaved.
Unpaved Street	Unpaved Street refers to street with no permanent asphalt or concrete or otherwise suitable paving.
Unused Railroad Tracks	Unused railroad tracks are noted in the field when service along railroad line no longer exists and railroad tracks disrupt street plane and make streets prone to deterioration.
Inadequate Water Service	

Inadequate Water Supply
Capacity

Inadequate fire flow, low pressure, or inadequate
capacity for future development, as concluded by
the City's Water Master Plan (February 2009)